

## Development Activities Meeting Report (Version: 02/20/2026)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
<b>Project Name/Address:</b> 931 Liberty Avenue	<b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b> <ul style="list-style-type: none"> <li>- Pittsburgh Downtown Partnership (PDP) - RCO</li> <li>- Downtown residents</li> <li>- Applicant team</li> </ul>
<b>Parcel Number(s):</b> 9-N-49	
<b>Building &amp; Development Application Number:</b> BDA-2026-01021	
<b>Meeting Location:</b> Zoom	
<b>Date:</b> March 12, 2026	
<b>Meeting Start Time:</b> 5:30pm	
<b>Applicant:</b> Hart Architects	<b>Approx. Number of Attendees:</b> 15
<b>Boards and/or Commissions Request(s):</b> Historic Review Commission – modifications to exterior façade in Penn/Liberty Historic District	

### How did the meeting inform the community about the development project?

<p>Exterior façade modifications are planned for 931 Liberty Avenue. Exploratory demolition was recently done, which revealed original architectural elements hidden behind 1970s-era stucco and siding. The presentation provided the building's current structural condition, historical context, and the proposed architectural interventions aimed at restoring its late 19th-century character.</p> <p>The proposed restoration includes:</p> <ul style="list-style-type: none"> <li>• <b>Ground Floor:</b> Re-establishing a traditional commercial storefront with large, full-glazed windows, transoms, and two entry doors.</li> <li>• <b>Upper Floors:</b> Recreating the historic window profiles using modern, aluminum-clad wood windows. This includes restoring the angled bay window aesthetic on the second floor and installing new cast stone sills on the third floor to replace the missing originals.</li> <li>• <b>Masonry:</b> The existing brick will be retained despite its mixed condition and previous poor patching. Because the brick was previously painted, the team proposes cleaning and repointing the masonry.</li> </ul>
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### Discussion

Topic / Issue	Recap
Ground level base materials	<ul style="list-style-type: none"> <li>• <i>Comment/concern raised:</i> There was a question about the material proposed for the bases (plinths) on either side of the storefront. There is a concern that porous materials, like limestone, are prone to weather and salt damage at the street level in Downtown Pittsburgh, and urged careful material selection to prevent failure.</li> <li>• <i>Who raised it:</i> Pittsburgh Downtown Partnership</li> <li>• <i>Applicant response:</i> It was noted that the historic bases do not currently exist or are still hidden behind the remaining paneling. They are still in the exploration phase and haven't finalized what will go there.</li> </ul>

Topic / Issue	Recap
	<ul style="list-style-type: none"> <li>• <i>Outcome/follow-up needed:</i> The applicant needs to evaluate the durability of the base materials against salt and weather once the final design is selected.</li> </ul>
Exterior façade lighting	<ul style="list-style-type: none"> <li>• <i>Comment/concern raised:</i> There was a question about any proposed lighting. It was noted that well-designed lighting is crucial for pedestrian safety. It was suggested that surface-mounted downlighting on the side brick columns, similar to other nearby properties, could work.</li> <li>• <i>Who raised it:</i> Pittsburgh Downtown Partnership</li> <li>• <i>Applicant response:</i> Traditional gooseneck lighting is being considered above the sign panel, which might require increasing the panel size to accommodate the lights. There is a desire to keep lighting authentic to the historic design, but is open to small accent lights.</li> <li>• <i>Outcome/follow-up needed:</i> Quality downlighting was strongly encouraged to provide additional sidewalk safety and would be supported by downtown stakeholders.</li> </ul>
Building tenants and floor usage	<ul style="list-style-type: none"> <li>• <i>Comment/concern raised:</i> It was asked if any tenants were lined up for the retail space and whether the upper floors would be residential or commercial.</li> <li>• <i>Who raised it:</i> Resident</li> <li>• <i>Applicant response:</i> Tenants are actively being sought after, but nothing has been finalized. The current plans are for the upper floors to be residential.</li> <li>• <i>Outcome/follow-up needed:</i> None. This is not in the purview of the HRC review.</li> </ul>
ADA accessibility	<ul style="list-style-type: none"> <li>• <i>Comment/concern raised:</i> A question was asked if the ground-floor commercial entrance would include a ADA push-button to ensure accessibility.</li> <li>• <i>Who raised it:</i> Pittsburgh Downtown Partnership</li> <li>• <i>Applicant response:</i> The applicant is looking into this since it might be a requirement from the Department of Permits, Licenses, and Inspections to get full ADA accessibility.</li> <li>• <i>Outcome/follow-up needed:</i> If this is planned, the information should be included in the HRC presentation.</li> </ul>

**Planner completing report:** Chuck Alcorn